

MILLER WALKER
RETAIL REAL ESTATE

717 14TH STREET, NW - DC
Up to 7,969 SF Retail Space Available for Lease



PROPERTY DETAILS

AVAILABLE SPACE:

- Up to 7,969 SF – Prime ground floor retail with 100 ft of frontage on 14th Street, NW

PROPERTY HIGHLIGHTS:

- Exceptional visibility and signage potential along one of Downtown DC's most trafficked retail corridors.
- Prominent location **steps from the White House, McPherson Square, and City Center**, surrounded by a dynamic mix of office, hospitality, and residential demand drivers.
- High pedestrian and vehicular traffic with strong daytime population from nearby federal agencies, law firms, and corporate headquarters.

NEARBY ATTRACTIONS:

- Surrounded by landmark hotels including **The Hay-Adams, Sofitel, Willard InterContinental** and **The JW Marriott Hotel**.
- Walking distance to an array of dining destinations from full-service restaurants (**Joe's Stone Crab, The Cheesecake Factory, Old Ebbitt Grill, Del Frisco Double Eagle**) to quick-service favorites (**Tatte Bakery, Five Guys, Starbucks, Potbelly**).
- **Immediate access to McPherson Square Metro (Blue, Orange, and Silver Lines)** and within minutes of Metro Center and Farragut North.
- Proximity to key cultural and civic institutions such as **The National Theatre, Warner Theater, The Treasury Building, and The National Mall**.

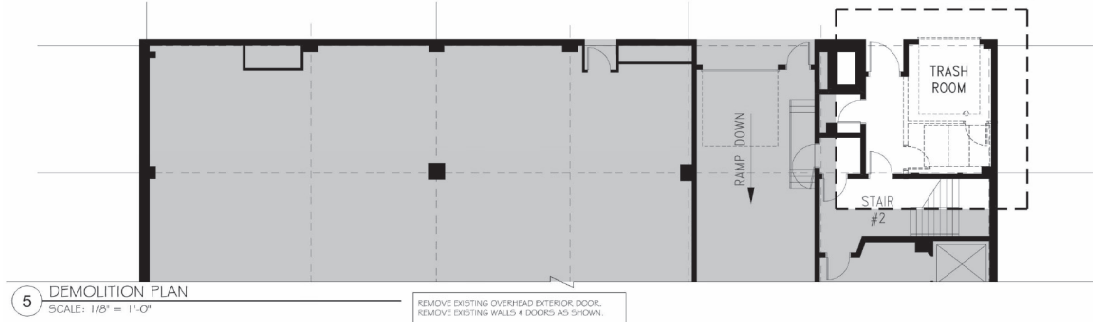
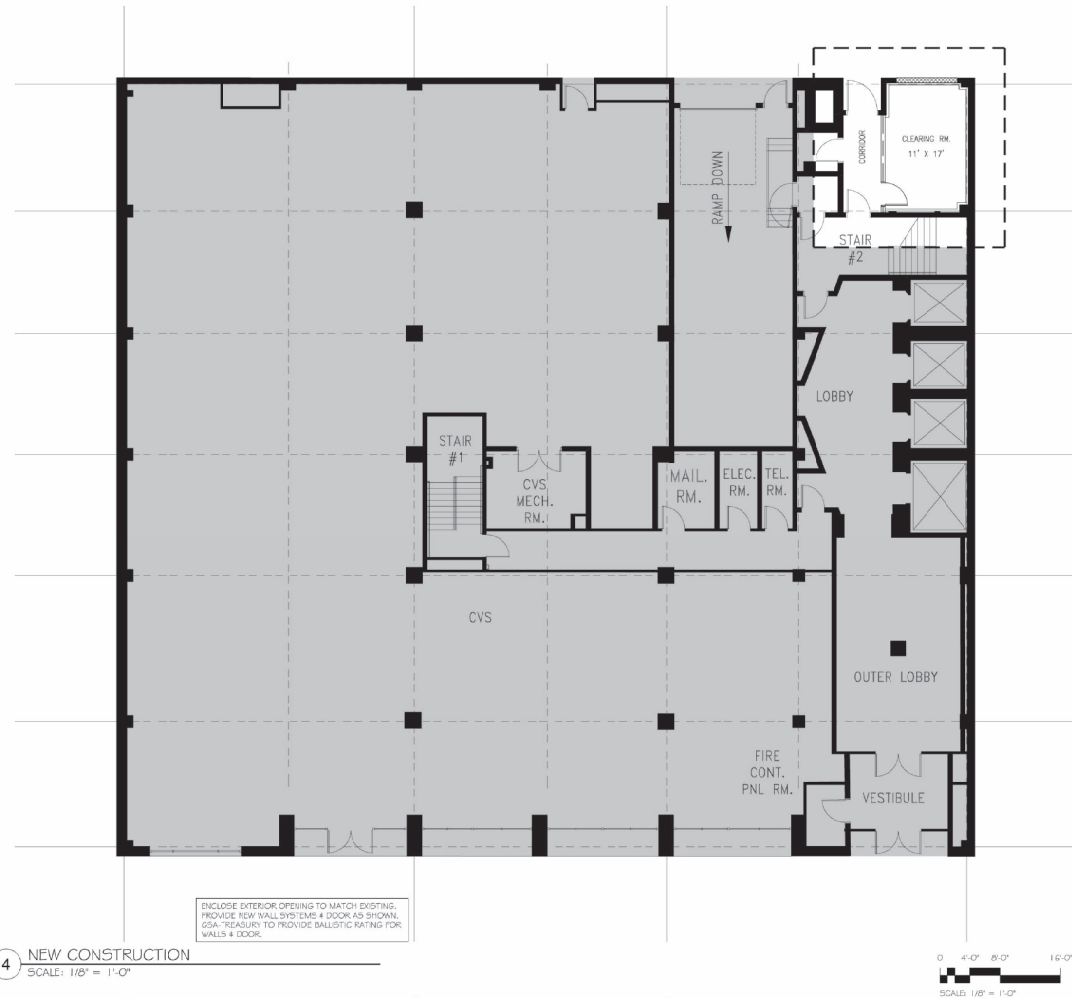
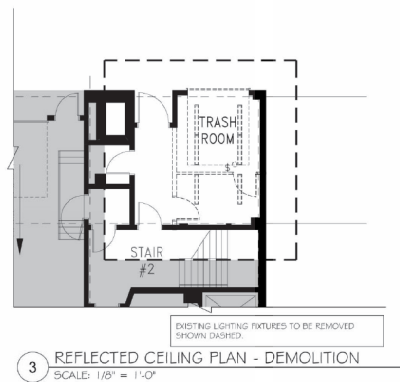
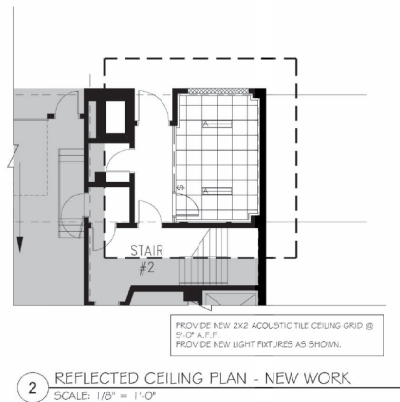
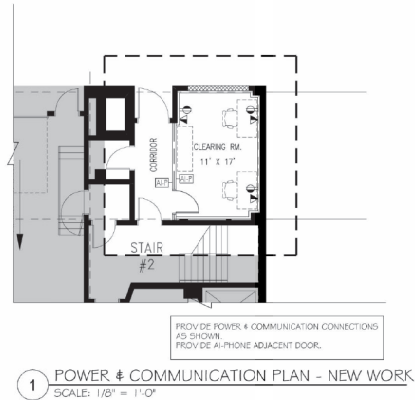


BY THE NUMBERS



*Demographics based on a 10-minute walk radius. (2025)





717 14TH Street, NW - DC
Washington, DC

MILLER WALKER
RETAIL REAL ESTATE



717 14TH Street, NW - DC
Washington, DC

MILLER WALKER
RETAIL REAL ESTATE



DEMOGRAPHICS

WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2025 Daytime Population	19,480	84,159	173,626
2025 Resident Population	45	4,128	16,323
2025 Average Household Income	\$215,305	\$166,234	\$184,249

2025 Total Daytime Population by Block Groups

